



County of Orange

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FILE: PA03-0010

DATE: March 27, 2003

TO: File/Record/Applicant

FROM: Larry M. Leaman, Director, Planning and Development Services Department

SUBJECT: Planning Application PA03-0010 – An administrative Site Development Permit for the construction of an 82 unit multi-family complex within Planning Area 4-B of the Ladera Planned Community, consisting of a 82 two and three bedroom dwelling units, 204 off-street parking spaces and associated improvements. This Site Development Permit also includes a temporary models sales office/complex for the first sale of dwelling units in the complex within Lot 2 of Tract 16341 and a future complex within Lot 3 of Tract 16271.

APPLICANT: Centex Homes

Authorized Agent: Planning Solutions, Jay Bullock

I. NATURE OF PROJECT:

This is an administrative site plan for the development of an 82 unit multiple-family residential development on Lot 2 of Tract 16341, within Planning Area 4-B of the Ladera Planned Community, by Centex Homes. The project site is 4.6 acres in area and proposed to be improved for 82 two and three bedroom residential units, 204 off-street parking spaces and associated site improvements. The gross density for the project is 17.8 du / acre. This Site Development Permit also includes a temporary models sales office/complex for the first sale of dwelling units in the complex within Lot 2 of Tract 16341 and a future complex within Lot 3 of Tract 16271.

The buildings within the project will consist thirteen (13) buildings, including three 4-plex buildings, two 6-plex buildings, six 7-plex building, and two 8-plex buildings. Each building will be comprised of floor plans identified as plan 1, 2, 3 and 4 in the plan set. The Plan 1 and Plan 2 floor plans are 2-bedroom units, Plan 3 and 4 are each 3-bedroom units. It should be noted that there are four (4) Plan 3 units that are dual-master 2-bedroom units. Each building is in compliance with the minimum required setback of 10 feet from the project boundary, including all proposed covered patio/deck spaces that are prevalent throughout the project. Each building is identified in the approved drawings to be less than the 35 foot height limit for the residential districts of Ladera Planned Community. The project covers approximately 33.6% of the net project area and provides approximately 40% of the net project area as usable open space for pedestrian paseos, common courtyard areas, and passive outdoor

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activity areas that are connected to the adjacent arroyo open space area. The proposed project conforms to the applicable site development standards and design guidelines.

The project site is surrounded on two sides by public streets within Planning Area 4B with open space pedestrian “arroyo” walkways located on the east side of the triangular shaped site. Two ingress and egress points are provided for vehicles to the interior of the project site from the public streets of Narrow Canyon Road and Triad Lane. The interior private drives range between 24-feet to 28-feet in width and provide full access to each dwelling unit garages from the interior streets. The garages are setback a minimum of 3 feet from the curb line to provide the required maneuvering area out of each garage space. Some of the units provide full length driveways to the respective two-car garages. All garages, driveways and parking stalls shall provide for adequate maneuvering areas within the project site in compliance with Section 7-9-145 of the Orange County Zoning Code. A condition of approval is included for final design review of maneuvering areas.

Off-street parking is required to be provided in compliance with the Orange County Zoning Code Section 7-9-145 for multiple-family residential units utilizing the bedroom count method for calculating the number of parking spaces. The buildings within the project will consist thirteen (13) buildings, including three 4-plex buildings, two 6-plex buildings, six 7-plex building, and two 8-plex buildings. Each building will be comprised of floor plans identified as plan 1, 2, 3 and 4 in the plan set. The Plan 1 and Plan 2 floor plans are 2-bedroom units, Plan 3 and 4 are each 3-bedroom units. It should be noted that there are four (4) Plan 3 units that are dual-master 2-bedroom units. Each unit provides an attached garage for either one or two cars. It should be noted, Plan 1 provides for tandem garage space that may actually provide parking for two cars, however because of the tandem design it is only permitted for off-street parking purposes to count as a one-car garage. All other floor plans provide a standard two-car garage. The project is required to provide a minimum of 204 off-street parking spaces, per the bedroom count methodology of the Zoning Code. A total of 204 parking spaces, either in garages, or in parking bays are provided for the project site. The proposed off-street parking is comprised of 141 garage spaces, two for each Plan 2, 3, and 4 unit, and 1 for every Plan 1 unit. Within the interior circulation private streets 31 perpendicular parking stalls distributed throughout the project, including 5 handicapped accessible spaces. In addition, 32 driveway stalls are provided within the project. The driveway stalls are private driveways that exceed 17 feet in length and only one space is credited per driveway for a two-car garage. No driveway credit shall be given for the single-car garages. Including the 32 driveway stalls, 204 parking spaces will be provided for the project.

Due to the number of parking stalls provided on the project site and that off-street parking is determined by the number of bedrooms in each unit, a maximum of 42 three bedroom units may be constructed. This total is inclusive of 19 Plan 3 type three-bedroom units and 23 Plan 4 type units. The remaining 40 units shall be two bedroom units consisting of 23 Plan 1 type units, 13 Plan 2 type units, and 4 Plan 3 type dual master bedroom units. A condition of approval has been included that requires the builder to provide a cumulative accounting by phase for the total number of two and three bedroom units prior to issuance of each construction phase.

The project includes a preliminary landscape plan that is in compliance with the landscape/open space requirements of the development regulations. The project is required to provide a minimum of 10% open space within the project. The project site plan proposes a total of 40% open space area that is comprised of the parkway adjacent to the private interior street and courtyard areas and pedestrian

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walkways between the buildings. In addition, care has been taken in the development of the landscape plan to ensure that the vehicle maneuvering areas remain unobstructed with the implementation of street trees and mailbox placements. A final landscape plan is required as a condition of approval to ensure consistency with the preliminary plan through implementation of the project.

A model home sales complex is included within this project to serve as the sales office for the first sale of units within this project, as well as an identical project located in Tract 16271, Lot 3. Building 13 will serve as the temporary model homes / sales office location, with the sales office located within the garage area of the Plan 4. Sixteen adjacent temporary off-street parking spaces will serve as temporary parking lot facilities to accommodate the sales facility. The temporary spaces are located within the future building pad for Building 12. A condition of approval for model home sales complex applies to this project and has been included within Appendix B.

The proposal was distributed for review and comment to eleven County divisions for review and comment. Those comments have been addressed or the recommended conditions of approval are included within Appendix B.

II. REFERENCE: (Authority for Administrative action is given by what ordinance, regulation, etc.)

Orange County Zoning Code section 7-9-150 "Discretionary Permits and Procedures" and Section III.4 "Residential – Multiple Family" of the Ladera Planned Community Program Text.

III. ENVIRONMENTAL DOCUMENTATION:

The proposed project is covered by Final EIR No. 555, previously certified on October 17, 1995 and Addendum PA 010109. Prior to project approval, the decision-maker must assert that together they are adequate to satisfy the requirements of CEQA for the proposed project.

IV. CERTIFICATION:

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Larry M. Leaman, Director
Planning and Development Services Department

By: _____

Chad Brown, Chief
CPSD/Site Planning Section

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CB FOLDER: pa03-0010.adm

APPEAL PROCEDURE

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$ 760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.

ATTACHMENTS:

Appendix A - Findings

Appendix B - Conditions of Approval